HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Calgary CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

DECREASED to

6.3%

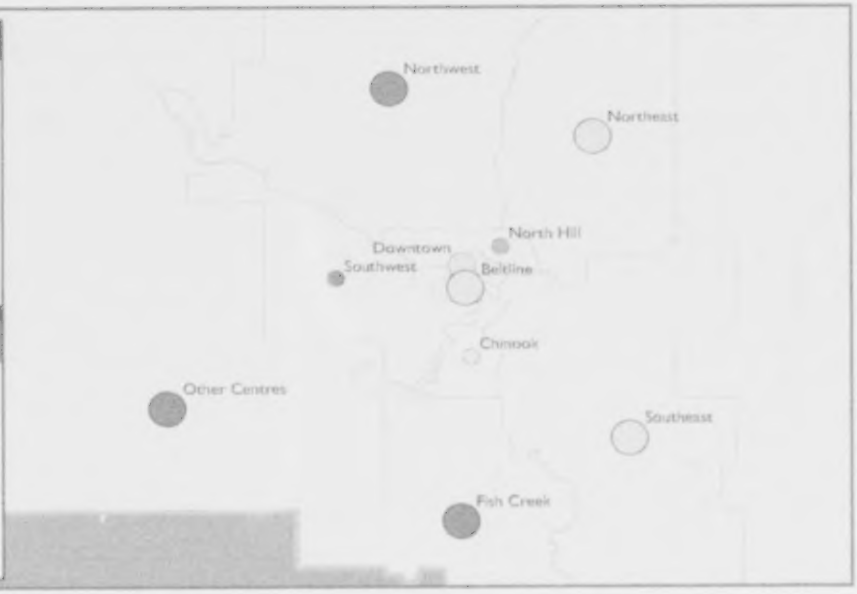
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,128

DOWN by 1.6%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
5.6% Vacancy Rate	5.8% Vacancy Rate	6.9% Vacancy Rate	7.1% Vacancy Rate
$825 Avg. Rent	$1,025 Avg. Rent	$1,247 Avg. Rent	$1,254 Avg. Rent

"The rise in rental demand outpaced the elevated number of new purpose-built rental units added to the market, pushing the vacancy rate down."

Richard Cho
Principal, Market Analysis (Calgary)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

CMHC SCHL

Highlights

- After increasing for three consecutive years, the apartment vacancy rate in the Calgary CMA declined in 2017.
- The rise in the number of units added to the purpose-built rental market universe was the largest increase since 1994.
- Rents on a same-sample basis declined slightly from the previous year.

Apartment vacancy rate declines despite a strong increase in rental supply

In the Calgary Census Metropolitan Area (CMA), the apartment vacancy rate[1] in the primary rental market declined to 6.3% in October 2017 from 7.0% in October 2016. This represents the first year-over-year decrease since 2013. Rental demand in Calgary has improved compared to the previous year, and outpaced the amount of new rental supply added to the market.

Employment growth and international migration supporting rental demand

Gains in employment and positive international migration contributed to a rise in rental demand. The Calgary CMA added nearly 30,000 jobs in the first nine months of the year, representing an increase of 3.7% from the corresponding period a year earlier[2]. Job growth has been concentrated in the service-producing sector where incomes, on average, are lower compared to positions in the goods-producing sector.

While labour market conditions have improved, the unemployment rate still remains elevated and above the national average. This has impacted net migration, especially on an interprovincial basis. Many people have moved to other regions in Canada where there are stronger economic conditions and more employment opportunities. On the other hand, international migration continued to be an important source of rental demand, as migrants tend to rent before purchasing a home.

Vacancy rate declines following three consecutive years of increases

Following three consecutive years of increases, the purpose-built rental apartment vacancy rate declined to 6.3% in October 2017 after reaching 7.0% in October 2016. Demand for rental units was supported by improving economic and labour market conditions. The number of occupied rental units increased by nearly 1,800 units from October 2016 to October 2017. However, this was also met with a substantial rise in new supply, resulting in only a modest decline in the vacancy rate.

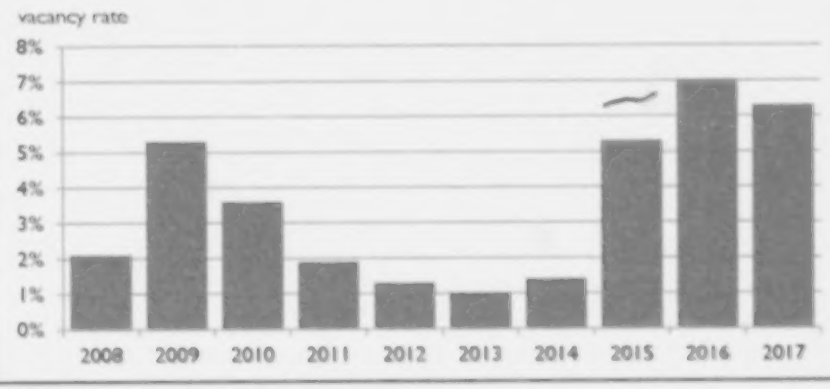
Supply in the Calgary rental market posted strong gains in 2017, following increases in the last several years. The purpose-built rental apartment universe rose 1,637 units from 36,523 units in October 2016 to 38,160 units in October 2017. This was the highest increase since 1994. In addition, the number of

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 1

Apartment vacancy rate declines for the first time since 2013



Source: CMHC Rental Market Survey

[1] Based on privately initiated rental apartment structures of three or more units.

[2] Statistics Canada. No date. Table 282-0135 Labour force survey estimates (LFS), by census metropolitan area based on 2011 Census boundaries, 3-month moving average, seasonally adjusted and unadjusted, monthly (persons unless otherwise noted). CANSIM (database). Last updated October 5, 2017. http://www5.statcan.gc.ca/cansim/a26?lang=eng&retrLang=eng&id=2820135&tabMode=dataTable&srchLan=-1&p1=-1&p2=9 (accessed November 1, 2017).

investor owned condominium apartment rental units rose as new condominium apartments were absorbed throughout 2016 and 2017. Many of these condo owners have listed their units on the secondary rental market. In the October 2017 survey, 34% of condominium apartments were identified as investor owned rental units. This has been a growing source of additional rental units available to tenants, and competition for landlords in the purpose-built rental market.

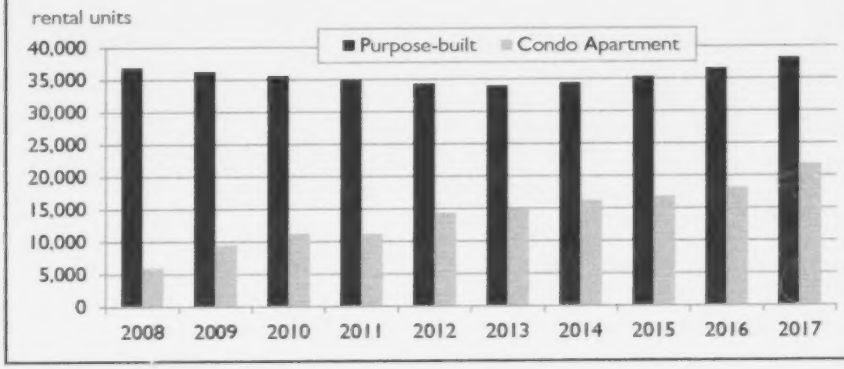
The tenant turnover[3] rate in the Calgary CMA declined to 35.6% in October 2017 from 39.7% in October 2016. Zones that reported an increase in tenant turnover rates included North Hill and Other Centres, while Beltline, Southeast and Fish Creek recorded a decline.

Rents decreased for the second consecutive year

Apartment rental rates declined for the second consecutive year as landlords adjusted rents in response to elevated vacancy rates and competition from the secondary rental market. However, the decline in 2017 was smaller compared to the year before. Same-sample rents[4] for two-bedroom units decreased 1.0% year-over-year in October 2017 compared to a decline of 7.5% in October 2016. Improvements in economic activity have helped support rental demand, lowering vacancy rates and stabilizing rents. Landlords have also started to offer

Figure 2

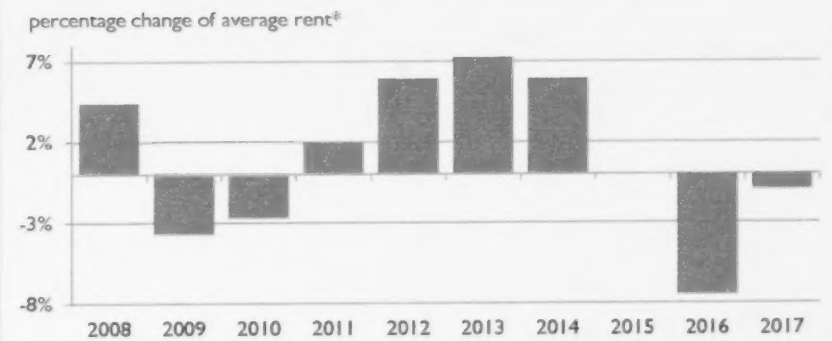
Supply has increased in the purpose-built and condominium apartment rental markets



Source: CMHC Rental Market Survey

Figure 3

Apartment rents down slightly from a year earlier



* The percentage change of average rent is based on those structure that were common to the survey sample in both October 2016 and October 2017

Source: CMHC Rental Market Survey

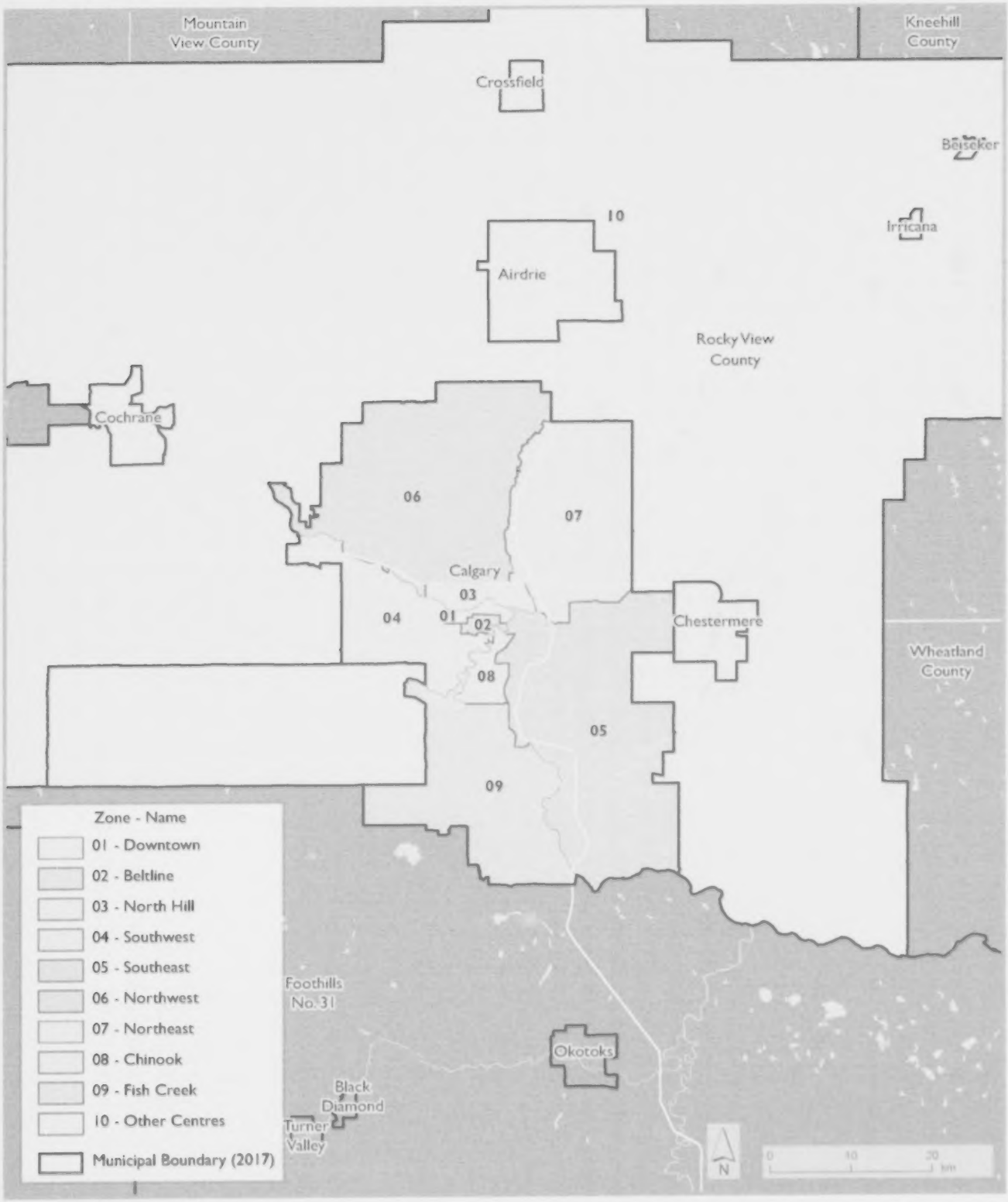
[3] A unit is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

[4] When comparing year over year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

fewer incentives compared to the previous year. The average two-bedroom rent, accounting for both new and existing structures was $1,247 in October 2017, compared to $1,258 in October 2016.

Rental condominium apartment vacancy rate relatively unchanged

The vacancy rate for rental condominium apartment units was relatively stable at 3.8% in 2017, compared to a year earlier. Demand for rental condominium apartments kept up with the increase in supply. Investor owned condominium apartment units rose from 18,172 units in October 2016 to 21,753 units in October 2017. The completion of condominium apartment projects and an increase in the proportion of condominium apartment units rented by investors, contributed to the rise. While condominium apartments tend to be newer units and include various amenities, rents are also typically higher. The average rent for a two-bedroom condominium apartment was $1,512 compared to $1,247 in the purpose-built rental market.


Mountain View County
Kneehill County
Crossfield
Beiseker
Irricana
10
Airdrie
Rocky View County
Cochrane
06
07
Calgary
03
04
01
02
Chestermere
Wheatland County
08
05
09
Zone - Name
01 - Downtown
02 - Beltline
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundary (2017)
Foothills No. 31
Okotoks
Black Diamond
Turner Valley
N
0
10
20
km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	8.5	3.9	6.1	5.6	6.5	6.4	**	12.3	6.3	5.8
Zone 2 - Beltline	5.6	5.6	6.0	4.5	8.7	5.2	**	10.5	7.0	4.9
Zone 3 - North Hill	3.0	**	8.7	6.8	6.0	5.8	**	**	7.6	6.3
Zone 4 - Southwest	**	9.8	5.1	7.2	6.0	7.3	**	**	5.4	7.1
Zone 5 - Southeast	7.3	0.0	10.8	4.5	17.0	6.1	9.8	9.6	13.8	5.7
Zone 6 - Northwest	5.0	**	5.2	7.0	7.5	8.9	**	**	6.6	8.1
Zone 7 - Northeast	**	**	4.6	5.6	7.2	5.6	**	3.9	6.4	5.5
Zone 8 - Chinook	2.5	**	5.7	5.9	3.5	5.3	12.0	**	4.9	5.9
Zone 9 - Fish Creek	**	**	5.9	7.1	7.7	9.9	5.0	4.4	6.9	8.7
Calgary City (Zones 1-9)	5.3	5.7	6.2	5.7	7.7	6.9	8.4	7.1	6.9	6.3
Zone 10 - Other Centres	4.5	0.0	10.1	6.5	12.0	7.3	**	**	11.8	6.9
Calgary CMA	**5.3**	**5.6**	**6.2**	**5.8**	**7.9**	**6.9**	**8.7**	**7.1**	**7.0**	**6.3**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	878	850	1,073	1,028	1,362	1,331	1,397	1,607	1,165	1,124
Zone 2 - Beltline	872	859	1,059	1,051	1,329	1,318	1,864	1,913	1,144	1,140
Zone 3 - North Hill	811	738	918	879	1,124	1,103	**	**	1,020	984
Zone 4 - Southwest	841	777	1,016	1,007	1,212	1,189	1,237	1,230	1,112	1,094
Zone 5 - Southeast	903	533	1,076	1,026	1,253	1,267	1,029	1,043	1,155	1,156
Zone 6 - Northwest	765	741	1,113	1,120	1,250	1,282	1,196	1,233	1,176	1,203
Zone 7 - Northeast	**	**	1,060	1,010	1,216	1,208	1,265	1,264	1,168	1,143
Zone 8 - Chinook	865	864	979	954	1,196	1,147	1,345	1,229	1,084	1,043
Zone 9 - Fish Creek	921	873	1,109	1,036	1,242	1,209	1,232	1,184	1,199	1,153
Calgary City (Zones 1-9)	859	826	1,050	1,025	1,260	1,247	1,263	1,258	1,142	1,126
Zone 10 - Other Centres	**	**	1,053	1,058	1,222	1,244	1,045	1,074	1,180	1,189
Calgary CMA	**858**	**825**	**1,050**	**1,025**	**1,258**	**1,247**	**1,258**	**1,254**	**1,143**	**1,128**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	208	207	3,393	3,399	1,762	1,764	25	25	5,388	5,395
Zone 2 - Beltline	645	680	5,198	5,429	3,293	3,430	61	62	9,197	9,601
Zone 3 - North Hill	86	88	1,544	1,575	1,022	1,062	86	87	2,738	2,812
Zone 4 - Southwest	141	142	1,609	1,634	1,680	1,687	201	198	3,631	3,661
Zone 5 - Southeast	51	51	715	729	921	984	169	179	1,856	1,943
Zone 6 - Northwest	76	75	1,986	2,084	2,219	2,282	487	493	4,768	4,934
Zone 7 - Northeast	7	7	666	710	1,090	1,514	85	106	1,848	2,337
Zone 8 - Chinook	32	32	1,235	1,228	1,064	1,066	74	74	2,405	2,400
Zone 9 - Fish Creek	41	41	1,219	1,233	2,117	2,311	258	275	3,635	3,860
Calgary City (Zones 1-9)	1,287	1,323	17,565	18,021	15,168	16,100	1,446	1,499	35,466	36,943
Zone 10 - Other Centres	22	23	192	286	807	872	36	36	1,057	1,217
Calgary CMA	**1,309**	**1,346**	**17,757**	**18,307**	**15,975**	**16,972**	**1,482**	**1,535**	**36,523**	**38,160**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	9.4	5.8	12.9	7.3	14.5	7.8	**	12.3	13.2	7.4
Zone 2 - Beltline	6.9	6.6	8.5	5.8	12.0	6.5	**	13.6	9.7	6.2
Zone 3 - North Hill	4.1	**	11.5	7.1	7.9	6.5	**	**	10.0	6.8
Zone 4 - Southwest	4.1	11.5	7.8	9.6	9.5	9.4	**	5.7	8.4	9.4
Zone 5 - Southeast	7.3	0.0	17.0	8.3	19.4	7.8	11.4	9.6	17.4	7.9
Zone 6 - Northwest	**	**	7.5	9.2	9.9	10.8	**	11.8	8.8	10.2
Zone 7 - Northeast	**	**	8.0	7.3	10.9	10.3	**	5.4	9.9	9.2
Zone 8 - Chinook	2.5	**	8.1	7.8	6.6	7.1	12.0	**	7.5	7.7
Zone 9 - Fish Creek	**	**	8.0	11.7	11.8	13.7	11.0	5.3	10.6	12.5
Calgary City (Zones 1-9)	6.6	6.9	9.7	7.6	11.4	9.1	10.2	8.9	10.4	8.3
Zone 10 - Other Centres	18.2	0.0	11.8	11.0	13.7	9.5	**	**	13.7	9.5
Calgary CMA	**6.8**	**6.7**	**9.7**	**7.6**	**11.5**	**9.1**	**10.5**	**8.9**	**10.5**	**8.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Downtown	-9.1	-3.4	-9.4	-3.0	-9.6	-1.3	++	**	-9.6	-2.3
Zone 2 - Beltline	-8.8	++	-7.9	++	-7.5	++	++	++	-8.1	++
Zone 3 - North Hill	**	++	-7.9	-4.2	-7.3	**	++	**	-7.6	-4.2
Zone 4 - Southwest	**	++	-4.8	1.1	-5.4	0.7	**	**	-4.9	++
Zone 5 - Southeast	++	++	-7.3	-2.1	-6.4	++	**	++	-6.8	++
Zone 6 - Northwest	++	++	-3.1	++	-3.7	1.4	**	++	-3.5	++
Zone 7 - Northeast	**	**	-6.2	-6.5	-6.8	-2.8	++	++	-6.4	-3.9
Zone 8 - Chinook	-12.6	-2.0	-8.9	-3.4	-8.8	-3.3	-8.5	**	-9.0	-3.2
Zone 9 - Fish Creek	**	++	-9.9	-5.1	-10.1	-3.5	**	++	-9.6	-3.8
Calgary City (Zones 1-9)	-8.3	++	-7.4	-2.1	-7.4	-1.1	-4.5	++	-7.5	-1.7
Zone 10 - Other Centres	**	**	-8.1	++	-11.9	2.2	-9.6	++	-11.3	2.0
Calgary CMA	**-8.3**	**++**	**-7.4**	**-2.0**	**-7.5**	**-1.0**	**-4.6**	**++**	**-7.6**	**-1.6**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	**	**	**	44.7	**	**	**	**	**	46.2
Zone 2 - Beltline	**	**	43.8	35.4	**	33.0	**	**	43.7	35.6
Zone 3 - North Hill	**	**	20.6	30.6	20.8	29.8	**	**	20.4	30.1
Zone 4 - Southwest	**	**	31.9	36.2	36.1	35.5	**	**	33.9	36.2
Zone 5 - Southeast	**	**	50.1	28.5	45.4	24.9	**	**	46.6	26.7
Zone 6 - Northwest	28.0	**	41.9	38.3	41.2	38.3	**	**	40.6	38.5
Zone 7 - Northeast	**	**	34.5	40.1	43.7	**	**	**	40.3	43.0
Zone 8 - Chinook	**	**	36.4	29.6	31.3	**	35.1	**	34.5	30.2
Zone 9 - Fish Creek	**	**	48.3	22.0	42.0	23.0	**	**	44.2	23.0
Calgary City (Zones 1-9)	**	**	40.9	35.8	39.6	34.3	36.8	**	40.0	35.5
Zone 10 - Other Centres	**	**	**	40.3	21.5	39.8	**	**	27.8	39.6
Calgary CMA	****	****	**41.0**	**35.9**	**38.7**	**34.6**	**37.1**	****	**39.7**	**35.6**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
Pre 1960	**	**	6.4	3.4	9.4	7.7	**	**	7.8	5.1
1960 - 1974	4.1	8.5	6.2	6.3	6.4	6.8	7.6	5.7	6.2	6.5
1975 - 1989	3.5	0.8	5.6	5.4	6.8	6.5	**	9.4	6.3	6.0
1990 - 2004	-	-	2.5	7.6	4.6	4.6	**	**	3.7	5.8
2005+	**	**	9.9	5.3	17.1	8.1	**	9.6	14.5	7.0
Total	5.3	5.6	6.2	5.8	7.9	6.9	8.7	7.1	7.0	6.3

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
Pre 1960	877	798	973	956	1,209	1,175	**	**	1,038	1,023
1960 - 1974	866	849	1,016	969	1,204	1,163	1,258	1,224	1,091	1,047
1975 - 1989	812	768	1,056	1,039	1,224	1,205	1,147	1,159	1,143	1,122
1990 - 2004	-	-	1,069	1,066	1,314	1,312	**	**	1,217	1,224
2005+	**	**	1,342	1,306	1,557	1,508	2,454	1,898	1,477	1,436
Total	858	825	1,050	1,025	1,258	1,247	1,258	1,254	1,143	1,128

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	**	**	40.7	38.3	38.2	37.7	38.9	**	39.7	38.7
1975 - 1989	24.2	**	41.6	30.8	42.7	30.7	**	**	41.3	30.9
1990 - 2004	-	-	**	33.8	**	**	**	**	**	34.1
2005+	**	**	**	**	**	**	**	**	**	**
Total	**	**	41.0	35.9	38.7	34.6	37.1	**	39.7	35.6

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
3 to 5 Units	**	**	3.7	**	8.6	8.1	9.3	7.4	8.2	8.0
6 to 19 Units	4.3	**	7.9	7.0	8.4	8.7	**	**	7.8	7.6
20 to 49 Units	6.3	3.8	4.6	5.8	6.3	6.4	4.6	**	5.5	6.0
50 to 99 Units	6.1	**	4.9	7.1	10.6	7.0	10.6	7.2	8.0	7.0
100 to 199 Units	3.9	8.7	9.9	5.3	7.5	6.6	12.6	7.4	8.7	6.1
200+ Units	5.8	2.4	4.6	3.2	7.2	6.0	3.2	**	5.7	4.4
Total	5.3	5.6	6.2	5.8	7.9	6.9	8.7	7.1	7.0	6.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
3 to 5 Units	692	793	879	873	1,006	984	1,109	1,089	1,027	1,009
6 to 19 Units	801	775	922	878	1,096	1,058	**	1,564	980	945
20 to 49 Units	844	768	1,023	982	1,231	1,195	1,408	1,324	1,118	1,075
50 to 99 Units	966	1,038	1,105	1,069	1,286	1,292	1,561	1,605	1,205	1,208
100 to 199 Units	927	962	1,154	1,186	1,354	1,375	1,427	1,386	1,255	1,279
200+ Units	916	919	1,141	1,094	1,435	1,407	1,375	1,340	1,256	1,219
Total	858	825	1,050	1,025	1,258	1,247	1,258	1,254	1,143	1,128

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Calgary CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	**	**	13.0	11.9	6.8	12.1	**	**	6.3	3.3	5.5	5.1
Zone 2 - Beltline	**	2.5	8.9	6.8	4.6	4.2	4.7	5.0	**	5.1	8.9	2.4
Zone 3 - North Hill	6.6	**	6.4	6.1	5.3	4.5	**	**	**	**	-	-
Zone 4 - Southwest	5.6	**	6.3	9.7	4.5	6.3	5.2	5.3	**	**	-	-
Zone 5 - Southeast	9.9	9.3	**	8.4	6.5	5.5	**	**	19.2	3.0	-	-
Zone 6 - Northwest	**	10.7	8.2	7.1	5.3	6.7	3.7	11.5	4.5	7.4	**	-
Zone 7 - Northeast	**	3.3	**	**	7.6	5.8	6.2	7.8	**	**	**	**
Zone 8 - Chinook	**	9.3	6.1	7.9	4.4	8.3	4.0	5.2	7.4	5.4	**	**
Zone 9 - Fish Creek	6.0	4.3	**	**	6.0	4.8	10.5	9.5	**	**	**	**
Calgary City (Zones 1-9)	8.0	8.1	7.9	7.6	5.4	5.7	7.3	7.4	8.7	6.1	5.7	4.4
Zone 10 - Other Centres	**	4.9	4.0	5.9	8.3	11.5	13.6	4.5	-	-	-	-
Calgary CMA	**8.2**	**8.0**	**7.8**	**7.6**	**5.5**	**6.0**	**8.0**	**7.0**	**8.7**	**6.1**	**5.7**	**4.4**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
3 to 5 Units	**	**	**	**	30.0	**	**	**	31.3	33.1
6 to 19 Units	**	**	34.8	37.0	31.1	30.5	**	**	33.5	35.5
20 to 49 Units	**	**	38.9	33.9	42.1	39.3	**	**	40.3	37.0
50 to 99 Units	50.5	**	**	37.9	31.9	35.3	**	**	34.5	36.6
100 to 199 Units	42.5	**	45.2	36.6	**	37.5	40.3	**	43.0	37.1
200+ Units	**	**	**	35.5	**	**	**	**	**	**
Total	**	**	41.0	35.9	38.7	34.6	37.1	**	39.7	35.6

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA										
LT $750	**	**	**	9.3	**	**	**	**	**	7.9
$750 - $899	4.8	4.5	9.1	7.2	12.9	8.3	**	**	9.0	6.9
$900 - $1049	6.8	5.3	4.4	4.8	9.1	8.1	**	**	6.0	6.0
$1050 - $1199	7.9	**	5.6	4.8	5.3	5.0	4.2	**	5.4	5.0
$1200 - $1349	13.9	**	7.3	6.5	7.9	5.4	**	**	7.8	5.8
$1350+	**	**	9.7	8.7	10.5	10.7	9.4	9.4	10.3	10.2
Total	5.3	5.6	6.2	5.8	7.9	6.9	8.7	7.1	7.0	6.3

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	-	-	-	-	-	**	-	**	-	**
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	20.0	0.0	**	**	12.5	5.0
Zone 4 - Southwest	**	**	**	**	4.2	2.1	8.1	6.7	6.0	4.4
Zone 5 - Southeast	-	-	**	**	8.8	3.3	6.3	4.0	7.5	3.6
Zone 6 - Northwest	**	**	8.6	3.6	6.5	4.8	7.0	7.5	6.7	5.9
Zone 7 - Northeast	-	-	-	-	9.5	**	5.7	6.3	7.6	6.3
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	7.4
Zone 9 - Fish Creek	**	**	**	**	8.8	**	**	3.5	7.2	5.5
Calgary City (Zones 1-9)	**	9.8	5.3	6.4	8.0	5.0	6.1	6.0	7.1	5.5
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	**	**9.8**	**5.3**	**6.4**	**7.9**	**5.0**	**5.9**	**6.0**	**7.0**	**5.5**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	-	-	-	-	-	**	-	**	-	**
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	1,103	1,118	**	**	1,052	1,030
Zone 4 - Southwest	**	**	**	**	1,211	1,140	1,218	1,170	1,203	1,153
Zone 5 - Southeast	-	-	**	**	1,243	1,232	1,280	1,220	1,260	1,222
Zone 6 - Northwest	**	**	885	880	1,067	1,042	1,357	1,394	1,178	1,183
Zone 7 - Northeast	-	-	-	-	1,196	1,348	1,374	1,486	1,285	1,421
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,074	1,035	1,218	1,204	1,096	1,077
Calgary City (Zones 1-9)	**	**	904	915	1,126	1,136	1,328	1,351	1,203	1,222
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	**	**	**904**	**915**	**1,126**	**1,136**	**1,329**	**1,353**	**1,206**	**1,225**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	n/a	0	n/a	0	n/a	2	n/a	1	n/a	3
Zone 2 - Beltline	0	0	0	0	5	5	6	6	11	11
Zone 3 - North Hill	0	0	14	14	15	15	11	11	40	40
Zone 4 - Southwest	1	1	13	19	103	104	104	104	221	228
Zone 5 - Southeast	0	0	3	3	272	274	300	302	575	579
Zone 6 - Northwest	8	8	59	58	777	777	605	604	1,449	1,447
Zone 7 - Northeast	0	0	0	0	380	378	499	496	879	874
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	32	35	505	507	171	170	710	714
Calgary City (Zones 1-9)	11	11	121	129	2,084	2,089	1,723	1,721	3,939	3,950
Zone 10 - Other Centres	0	0	0	0	10	10	68	77	78	87
Calgary CMA	**11**	**11**	**121**	**129**	**2,094**	**2,099**	**1,791**	**1,798**	**4,017**	**4,037**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	-	-	-	-	-	**	-	**	-	**
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	26.7	0.0	**	**	22.5	7.5
Zone 4 - Southwest	**	**	**	**	8.3	3.1	11.1	6.7	9.5	4.9
Zone 5 - Southeast	-	-	**	**	10.7	4.0	6.3	6.0	8.3	5.0
Zone 6 - Northwest	**	**	8.6	3.6	8.5	5.1	10.4	10.5	9.3	7.3
Zone 7 - Northeast	-	-	-	-	13.9	8.3	**	7.0	10.8	7.5
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	7.4
Zone 9 - Fish Creek	**	**	**	**	11.4	13.3	**	3.5	9.4	10.3
Calgary City (Zones 1-9)	**	9.8	6.2	6.4	10.7	7.3	8.6	7.5	9.7	7.4
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	******	**9.8**	**6.2**	**6.4**	**10.7**	**7.3**	**8.4**	**7.8**	**9.5**	**7.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	-	-	**	-	**	-	**	-
Zone 3 - North Hill	-	-	**	**	**	++	**	**	**	**
Zone 4 - Southwest	**	**	**	**	++	2.8	++	++	++	++
Zone 5 - Southeast	-	-	**	**	++	++	-1.5	++	-2.3	++
Zone 6 - Northwest	**	**	-3.9	++	-5.8	-1.7	**	1.1	**	++
Zone 7 - Northeast	-	-	-	-	-4.7	3.6	++	3.1	**	3.1
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	**	++	**	++	**	++
Calgary City (Zones 1-9)	**	**	**	**	-6.0	++	-3.9	1.3	-5.7	++
Zone 10 - Other Centres	-	-	-	-	**	**	**	**	**	**
Calgary CMA	**	**	**	**	**-6.0**	++	**-3.9**	**1.4**	**-5.7**	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	-	-	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	26.7	**	**	**	25.0	**
Zone 4 - Southwest	**	**	**	**	**	**	**	**	**	**
Zone 5 - Southeast	-	-	**	**	**	**	38.6	25.8	39.1	28.1
Zone 6 - Northwest	**	**	19.0	**	28.2	**	**	39.9	**	40.9
Zone 7 - Northeast	-	-	-	-	69.5	**	**	28.6	51.5	29.6
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	23.8	**	**	**	21.3	22.6
Calgary City (Zones 1-9)	**	**	27.5	42.4	36.4	33.3	**	29.7	33.7	32.0
Zone 10 - Other Centres	-	-	-	-	**	**	-	**	**	**
Calgary CMA	**	**	**27.5**	**42.4**	**36.3**	**33.1**	**	**30.0**	**33.6**	**32.0**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	8.5	3.9	6.1	5.6	6.5	6.3	**	10.8	6.3	5.8
Zone 2 - Beltline	5.6	5.6	6.0	4.5	8.7	5.2	**	10.5	7.0	4.9
Zone 3 - North Hill	3.0	**	8.7	6.9	6.1	5.7	**	**	7.7	6.3
Zone 4 - Southwest	**	9.8	5.1	7.2	5.9	7.0	**	4.0	5.4	6.9
Zone 5 - Southeast	7.3	0.0	10.7	4.5	15.2	5.5	7.5	6.1	12.3	5.2
Zone 6 - Northwest	4.7	**	5.3	6.9	7.2	7.9	7.9	8.1	6.6	7.6
Zone 7 - Northeast	**	**	4.6	5.6	7.8	5.7	5.9	5.8	6.8	5.7
Zone 8 - Chinook	2.5	**	5.7	5.9	3.5	5.5	7.3	11.9	4.7	6.0
Zone 9 - Fish Creek	**	**	5.7	7.1	7.9	9.3	4.2	4.0	7.0	8.2
Calgary City (Zones 1-9)	5.3	5.7	6.2	5.7	7.7	6.7	7.1	6.5	6.9	6.2
Zone 10 - Other Centres	4.5	0.0	10.1	6.5	11.8	7.2	**	7.0	11.2	6.9
Calgary CMA	**5.3**	**5.6**	**6.2**	**5.8**	**7.9**	**6.7**	**7.2**	**6.5**	**7.0**	**6.3**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	878	850	1,073	1,028	1,362	1,335	1,397	1,730	1,165	1,127
Zone 2 - Beltline	872	859	1,059	1,051	1,330	1,318	1,870	1,913	1,145	1,140
Zone 3 - North Hill	811	738	918	879	1,124	1,104	**	**	1,021	984
Zone 4 - Southwest	841	777	1,016	1,007	1,212	1,186	1,231	1,210	1,118	1,097
Zone 5 - Southeast	903	533	1,074	1,024	1,251	1,260	1,188	1,147	1,180	1,171
Zone 6 - Northwest	760	736	1,106	1,114	1,202	1,220	1,284	1,317	1,177	1,198
Zone 7 - Northeast	**	**	1,060	1,010	1,211	1,240	1,357	1,439	1,206	1,219
Zone 8 - Chinook	865	864	979	954	1,196	1,143	1,347	1,241	1,090	1,046
Zone 9 - Fish Creek	921	868	1,104	1,034	1,211	1,181	1,226	1,193	1,182	1,142
Calgary City (Zones 1-9)	858	826	1,049	1,024	1,243	1,235	1,298	1,306	1,149	1,135
Zone 10 - Other Centres	**	**	1,053	1,058	1,221	1,242	1,246	1,285	1,190	1,199
Calgary CMA	**857**	**824**	**1,049**	**1,024**	**1,242**	**1,235**	**1,296**	**1,305**	**1,150**	**1,137**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	208	207	3,393	3,399	1,762	1,766	25	26	5,388	5,398
Zone 2 - Beltline	645	680	5,198	5,429	3,298	3,435	67	68	9,208	9,612
Zone 3 - North Hill	86	88	1,558	1,589	1,037	1,077	97	98	2,778	2,852
Zone 4 - Southwest	142	143	1,622	1,653	1,783	1,791	305	302	3,852	3,889
Zone 5 - Southeast	51	51	718	732	1,193	1,258	469	481	2,431	2,522
Zone 6 - Northwest	84	83	2,045	2,142	2,996	3,059	1,092	1,097	6,217	6,381
Zone 7 - Northeast	7	7	666	710	1,470	1,892	584	602	2,727	3,211
Zone 8 - Chinook	32	32	1,235	1,228	1,091	1,093	101	101	2,459	2,454
Zone 9 - Fish Creek	43	43	1,251	1,268	2,622	2,818	429	445	4,345	4,574
Calgary City (Zones 1-9)	1,298	1,334	17,686	18,150	17,252	18,189	3,169	3,220	39,405	40,893
Zone 10 - Other Centres	22	23	192	286	817	882	104	113	1,135	1,304
Calgary CMA	**1,320**	**1,357**	**17,878**	**18,436**	**18,069**	**19,071**	**3,273**	**3,333**	**40,540**	**42,197**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	9.4	5.8	12.9	7.3	14.5	7.7	**	10.8	13.2	7.4
Zone 2 - Beltline	6.9	6.6	8.5	5.8	12.0	6.5	**	13.6	9.7	6.2
Zone 3 - North Hill	4.1	**	11.4	7.1	8.2	6.4	**	**	10.2	6.8
Zone 4 - Southwest	4.1	11.5	7.8	9.6	9.4	9.0	**	6.1	8.4	9.1
Zone 5 - Southeast	7.3	0.0	16.9	8.3	17.4	6.9	8.0	7.3	15.3	7.3
Zone 6 - Northwest	6.0	**	7.5	9.0	9.6	9.4	10.0	11.0	8.9	9.5
Zone 7 - Northeast	**	**	8.0	7.3	11.7	9.9	8.0	6.7	10.2	8.7
Zone 8 - Chinook	2.5	**	8.1	7.8	6.6	7.2	11.0	11.9	7.5	7.7
Zone 9 - Fish Creek	**	**	7.9	11.6	11.7	13.6	8.1	4.5	10.4	12.2
Calgary City (Zones 1-9)	6.6	6.9	9.7	7.6	11.3	8.9	9.3	8.2	10.3	8.2
Zone 10 - Other Centres	18.2	0.0	11.8	11.0	13.5	9.4	**	11.8	13.0	9.7
Calgary CMA	**6.8**	**6.7**	**9.7**	**7.6**	**11.4**	**8.9**	**9.3**	**8.3**	**10.4**	**8.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Zone 1 - Downtown	-9.1	-3.4	-9.4	-3.0	-9.6	-1.3	++	**	-9.6	-2.3
Zone 2 - Beltline	-8.8	++	-7.9	++	-7.5	++	++	++	-8.0	++
Zone 3 - North Hill	**	++	-7.9	-4.2	-7.4	**	++	**	-7.5	-4.2
Zone 4 - Southwest	**	++	-4.8	1.1	-5.2	0.9	-3.8	++	-4.7	++
Zone 5 - Southeast	++	++	-7.5	-1.9	-5.0	++	**	++	-5.3	++
Zone 6 - Northwest	++	++	-3.1	++	-4.4	++	-4.8	++	-4.4	++
Zone 7 - Northeast	**	**	-6.2	-6.5	-6.1	-1.1	++	1.8	-5.4	-1.8
Zone 8 - Chinook	-12.6	-2.0	-8.9	-3.4	-8.8	-3.3	-8.5	**	-9.0	-3.2
Zone 9 - Fish Creek	**	++	-10.9	-4.4	-10.4	-3.1	**	++	-10.0	-3.2
Calgary City (Zones 1-9)	-8.3	++	-7.4	-2.0	-7.2	-1.0	-4.3	**	-7.2	-1.5
Zone 10 - Other Centres	**	**	-8.1	++	-11.8	2.2	-9.6	++	-11.2	2.0
Calgary CMA	**-8.2**	**++**	**-7.5**	**-1.9**	**-7.3**	**-0.9**	**-4.3**	**	**-7.3**	**-1.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Zone 1 - Downtown	**	**	**	44.7	**	**	**	**	**	46.2
Zone 2 - Beltline	**	**	43.8	35.4	**	33.0	**	**	43.7	35.6
Zone 3 - North Hill	**	**	20.6	30.7	20.9	29.7	**	28.2	20.5	30.2
Zone 4 - Southwest	**	**	32.1	36.3	35.1	34.9	**	**	32.9	35.5
Zone 5 - Southeast	**	**	50.4	28.9	43.6	26.0	**	29.3	44.5	27.1
Zone 6 - Northwest	26.9	**	41.2	38.3	**	39.4	**	**	38.1	39.1
Zone 7 - Northeast	**	**	34.5	40.1	50.7	41.1	**	**	43.9	38.7
Zone 8 - Chinook	**	**	36.4	29.6	31.3	**	**	**	34.3	30.2
Zone 9 - Fish Creek	**	**	47.5	22.8	38.6	23.0	**	**	40.4	22.9
Calgary City (Zones 1-9)	**	**	40.8	35.8	39.2	34.2	33.6	32.4	39.3	35.2
Zone 10 - Other Centres	**	**	**	40.3	21.3	39.5	**	36.9	27.6	39.1
Calgary CMA	**	**	**40.9**	**35.9**	**38.4**	**34.4**	**33.8**	**32.6**	**39.1**	**35.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Calgary CMA - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Core	5.3	4.4	6.8	5.4
West	2.7	2.5	6.1	7.7
East	5.5	5.6	10.5	5.9
Calgary CMA	**4.4**	**3.8**	**7.0**	**6.3**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Calgary CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	847	1,230	1,018	1,588	1,287	**	1,685
West	**	790	1,102	1,039	1,439	1,217	**	1,221
East	**	652	1,055	1,024	1,200	1,237	**	1,121
Calgary CMA	****	**825**	**1,179**	**1,025**	**1,512**	**1,247**	****	**1,254**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Calgary CMA - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Core	**	**	1,389	1,230	1,731	1,588	**	**	1,620	1,477
West	**	**	1,251	1,102	1,447	1,439	1,570	**	1,405	1,365
East	**	**	1,142	1,055	1,362	1,200	**	**	1,276	1,291
Calgary CMA	**	**	**1,320**	**1,179**	**1,564**	**1,512**	**1,757**	**	**1,497**	**1,419**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) by Building Size Calgary CMA - October 2017

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA				
3 to 24 Units	8.8	3.4	7.5	7.4
25 to 49 Units	**	2.8	5.4	5.9
50 to 74 Units	3.9	2.5	6.7	7.0
75 to 99 Units	3.9	**	10.4	7.0
100+ Units	**	4.8	7.1	5.3
Total	4.4	3.8	7.0	6.3

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary CMA - October 2017

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Core	22,117	24,338	7,423	9,500	33.6	39.0	5.3	4.4
West	25,391	27,273	7,388	8,350	29.1	30.6	2.7	2.5
East	10,996	12,293	3,269	3,801	29.7	30.9	5.5	5.6
Calgary CMA	**58,504**	**63,904**	**18,172**	**21,753**	**31.1**	**34.0**	**4.4**	**3.8**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments by Project Size
Calgary CMA - October 2017

Size (number of units)	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA								
3 to 24 Units	4,387	4,551	1,630	1,867	37.2	41.0	8.8	3.4
25 to 49 Units	7,101	7,652	2,128	2,755	30.0	36.0	**	2.8
50 to 74 Units	5,129	5,741	1,093	1,701	21.3	29.6	3.9	2.5
75 to 99 Units	3,268	4,017	**	1,388	**	34.5	3.9	**
100+ Units	38,619	41,943	12,185	14,018	31.6	33.4	**	4.8
Total	58,504	63,904	18,172	21,753	31.1	34.0	4.4	3.8

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

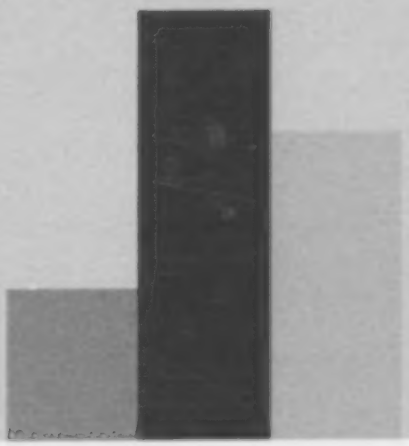
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64371_2017_A01